

PADSTOW TOWN COUNCIL - PLANNING COMMITTEE: TUESDAY 10 OCTOBER 2023

Agenda item 5i: To advise of Cornwall Council planning decisions.

In this report the Support Officer has provided a list of the decisions made by Cornwall Council since the last meeting, along with Padstow Town Council's consultee response to the application. Where Padstow Town Council submitted a specific comment in respect of an application, the Support Officer has checked the approval decision for any conditions relating to the comment and included these in the report below or provided details of the 5 day protocol information.

- a) **PA23/05492: 29A Grenville Road, Padstow, Cornwall, PL28 8EX:**
Proposed partial conversion of garage, including side extension and raising of roof with rear balcony, forming annexe for family use.
SUPPORTED by Padstow Town Council on 9 August 2023 – **provided i) use is for primary residence only as per NDP PAD11 and ii) provided it is not used as a rental unit.**
APPROVED by Cornwall Council 11 September 2023 with the following conditions:
The development hereby permitted shall only be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 29A Grenville Road and shall not be used at any time as a separate residential unit of accommodation. Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both in accordance with Policies 12 and 13 of the Cornwall Local Plan 2016.
- b) **PA23/05761: 4 Barrys Lane, Padstow, Cornwall, PL28 8AU:**
Listed Building Consent: Removal of chimney breast locate in existing kitchen extension.
SUPPORTED by Padstow Town Council 9 August 2023.
APPROVED by Cornwall Council on 18 September 2023.
- c) **PA23/06216: Aston Scott Ltd, 20 Middle Street, Padstow, PL28 8AP:**
Advertisement Consent for one halo illuminated fascia sign and one low level wall sign.
SUPPORTED by Padstow Town Council.
APPROVED by Cornwall Council on 27 September 2023.

Agenda item 5ii: Applications to consider

On occasion Padstow Town Council is reconsulted on applications which have previously been discussed due to amended plans. Other times Council is asked to consider new applications which are linked to previous applications. To assist Committee in these circumstances, the Support Officer has included information that maybe helpful to the Committee, including Padstow Town Council's earlier comments.

- a) **PA23/06652: 31 Treverbyn Road, Padstow, PL28 8DN:**
Single storey extension to the lower ground floor with extended terrace over at ground floor level.
No previous applications received for this address.
- b) **PA23/07754: 50 Raleigh Close Padstow Cornwall PL28 8BQ:**
Construction of a single-storey rear extension.
No previous application received for this address.

c) **[PA23/07789](#): Trevose View Farm, Harlyn Bay Road, Harlyn Bay, Padstow, PL28 8GS:**

Change of use of agricultural farmland to allow camping from 1 May to 31 August. The capacity of the site will be up to 40 tent pitches and 10 touring grass pitches – no permanent structures. (Re-submission of withdrawn application [PA22/08591](#)).

Padstow Town Council **SUPPORTED** the previous application (PA22/08591) provided i) site access via Harlyn Road; ii) consideration to residents of Dobbin Lane in respect of noise; and iii) adequate toilet and shower provisions for site. This application was subsequently **WITHDRAWN**.

d) **[PA23/06912](#): 2 Sarah's Lane, Padstow, PL28 8EN: RE-CONSULTATION:**

Proposed extensions and alterations, including a two-storey and a single storey extension.

This application was previously consulted upon as a 'Single Storey Extension' and was **SUPPORTED** by Padstow Town Council on 13 September.

Cornwall Council have forwarded this application again for **RE-CONSULTATION** with the amended description of "Proposed extensions and alterations, including a two storey and a single storey extension". The plans remain the same as those that the Town Council supported in their comments of 13 September 2023 – Cornwall Council have amended the description so that it is clearer and better reflects the proposal.

e) **[PA23/07540](#): Quayside Cottage, Market Strand, Padstow:**

Remove existing ground and first floor sash window, enlarge the openings and replace with bespoke joinery made bi-fold doors to match main restaurant elevations. Provide to the first floor doors and wrought iron balustrade to form Juliet balcony to match main restaurant first floor openings.

A previous application for Quayside Cottage was made for change of use of existing holiday let to additional kitchen space, storage and table space for front of house (Use Class A3) ([PA22/09018](#)) and was **SUPPORTED** by Padstow Town Council on 9 November 2022 with additional comments that any exterior extractor fans were subject to a noise and odour test and there were no alterations to the frontage of the exterior of the building.

APPROVED by Cornwall Council 30 November 2022.

A further application on 11 January 2023 for Quayside Cottage was made to Remove existing ground floor sash window, enlarge the opening and build in new bi-fold doors to match connected and adjacent restaurant ([PA22/10965](#)).

This application was **NOT SUPPORTED** by Padstow Town Council on 15 February 2023 who commented their wish to maintain visual amenity of the cottage, as outlined previously do not support alterations to the frontage of the exterior of the building.

The application was **WITHDRAWN** on 7 March 2023.

The Support Officer will send another report to Councillors regarding comments gathered on applications being discussed. Councillors are reminded that they can check comments that have been submitted by viewing the Cornwall Council Online Planning Register at www.cornwall.gov.uk.